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# 28**WARRANTY DEED**

THIS WARRANTY DEED, made this November 30, 1993 by BLESSED HOPE ADVENT CHRISTIAN CHURCH of Waterville, Maine, to TIMOTHY N. SETZER and HOLLY T. SETZER of 9 Crommett Street, Waterville, County of Kennebec, State of Maine.

0-11403

TRANSFER  
TAX  
PAID

BLESSED HOPE ADVENT CHRISTIAN CHURCH, in consideration of one dollar (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does *give, grant, bargain, sell and convey* unto TIMOTHY N. SETZER and HOLLY T. SETZER as joint tenants, and TIMOTHY N. SETZER and HOLLY T. SETZER's heirs, successors and assigns, the following described premises, situated at 13 Ursula Street, in the city of Waterville, County of Kennebec, State of Maine and further described as follows:

A certain lot or parcel of land with buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at a point in the northerly line of Ursula Street which point is six hundred feet (600') westerly of the intersection of the westerly line of the First Rangeway and the northerly line of Ursula Street, thence northerly at right angles to Ursula Street a distance of one hundred fifteen and nine tenths feet (115.9'), thence westerly a distance of one hundred twenty-six and one tenth feet (126.1'), thence southerly a distance of one hundred thirteen and eight tenths feet (113.8') to the northerly line of Ursula Street, thence easterly along the northerly line of Ursula Street one hundred twenty-six and one tenth (126.1') to the point of beginning.

Meaning and intending to convey Lot # 7 as shown on a plan entitled "Academy Acres", dated June 25, 1957, R.G. Knowlton, C.E., recorded in the Kennebec County Registry of Deeds.

Being the same premises conveyed to the Grantor by Warranty Deed of The Eastern Regional Association of the Advent Christian General Conference of America, dated June 16, 1971 and recorded in the Kennebec County Registry of Deeds in Book 1551 Page 813.

*To have and to hold* the above-described property, together with all the privileges and appurtenances thereunto belonging, unto Grantee and Grantee's heirs, successors and assigns, forever. And BLESSED HOPE ADVENT CHRISTIAN CHURCH for itself and its successors, executors and administrators, hereby *covenants* with TIMOTHY N. SETZER and HOLLY T. SETZER, and TIMOTHY N. SETZER and HOLLY T. SETZER's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that Grantor has a good right to convey such premises;

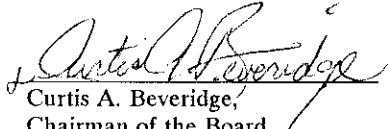
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that the premises are free from all encumbrances, except as listed (list any encumbrances); That Grantor and Grantor's successors, executors and administrators will forever WARRANT AND DEFEND all of the above-described property to Grantee, Grantee's heirs, successors and assigns, against every person lawfully claiming the same or any part thereof;

Witness our hands on this November 30, 1993.

Witness to Both:

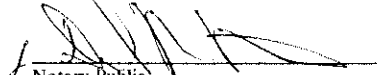
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Curtis A. Beveridge,  
Chairman of the Board  
Blessed Hope Advent Christian Church

ACKNOWLEDGEMENT

Personally appeared the above named CURTIS A. BEVERIDGE and acknowledged the foregoing instrument to be his free act and deed.

Date: November 30, 1993

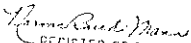
  
Notary Public



DAVID R. WHITTIER  
MY COMMISSION EXPIRES:  
AUGUST 31, 2000

RECEIVED KENNEBEC SS.

93 DEC -6 AM 9:00

ATTEST:   
REGISTER OF DEEDS